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# DoD Base Realignment and Closure Part I

Department of the Air Force

FY 1994  
Budget Estimates

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Justification Data Submitted to Congress: April 1993

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**Base Realignment and Closure**

**U.S. Air Force**

**FY 1994 President's Budget**

**April 1993**

## **BASE REALIGNMENT AND CLOSURE**

### **U.S. Air Force Overview**

**Schedule/Mission Impact:** The following schedule was developed to reduce the impact on Air Force mission capability while placing priority on closing the five bases recommended by the 1988 Base Closure Commission and directed by the Base Realignment and Closure Act, P.L. 100-526. It is the Air Force's objective to close bases at the earliest opportunity to take advantage of savings provided by reductions to Air Force end strength, reductions to base operating support costs, and anticipated proceeds from sale of real property at the closure bases. The previous Air Force estimates of \$628 Million in land sales revenues have been revised downward to \$47 Million in FY 94. This amount is now shown in the revised projections for FY 94. This revision reflects a more modest assessment of potential sales and realistic timetables for realizing the revenues. The savings shown are for display purposes only. Actual savings accrue in other Air Force accounts.

**FY 1990.** Air Force implementation in FY 1990 consisted primarily of initiating military construction projects designed to accommodate the movement of units into gaining locations. In compliance with the National Environmental Policy Act, disposal Environmental Impact Statements (EIS) were started at Pease, Chanute, and George. This process assessed the biophysical impacts of proposed disposal actions at the closure bases. Additionally, there were a number of small unit moves as summarized by closure package.

**Pease.** Base Closure Account requirement: \$21.0 Million

The Tanker Task Force detachment located at Pease AFB relocated to Plattsburgh AFB, NY, during the second quarter of FY 1990. Funding was primarily related to construction at gaining installations, movement of the Task Force, start of the caretaker and temporary hospital support contracts, and initiation of the disposal EIS.

**Mather.** Base Closure Account requirement: \$43.8 Million

Funding was primarily related to construction costs at Beale AFB, CA.

**Chanute.** Base Closure Account requirement: \$15.5 Million

Nine training courses relocated to various other Technical Training Centers. Funding was primarily related to construction at gaining locations, movement of training courses and associated equipment, and initiation of the disposal EIS.

**George.** Base Closure Account requirement: \$61.7 Million

CONUS based F-111s began realigning to Cannon AFB, NM. Funding was primarily related to construction at gaining locations and relocation of forces.

**Norton.** Base Closure Account requirement: \$44.8 Million

The Norton AFB C-141 realignment plan was restructured. The start of the realignment of one squadron of 12 C-141s to McChord AFB, WA, was delayed until FY 1991, with the movement of two aircraft during the first quarter. Funding was

related to construction at gaining locations, and relocation of forces.

**Program Management.** Base Closure Account requirement: \$48.8 Million

Funding primarily related to planning and design for construction projects, additional manpower required to manage the construction, environmental, and real property disposal programs, and purchase of computer equipment.

**FY 1991:** Air Force implementation in FY 1991 primarily consisted of continuing military construction projects designed to accommodate the movement of units into gaining locations. As construction projects at some locations became ready to receive incoming forces, large units began to move. One base, Pease, relocated all personnel and force structure and closed in the second quarter of FY 1991. Environmental restoration for closure bases was integrated into the Base Closure Account.

**Pease.** Base Closure Account requirement: \$ 47.0 Million

Thirteen KC-135 tankers relocated to five gaining locations. All active military and civilian personnel relocated or were eliminated from Air Force end strength. An Air National Guard tanker unit relocated into a cantonment area at Pease. The base closed 31 March 1991 and a caretaker force assumed maintenance of the base until final disposition of the property is determined. Disposal Management Team took over responsibility for base disposal.

**Mather.** Base Closure Account requirement: \$56.6 Million

A communications test program, the Model Base Program, and associated personnel relocated to Barksdale AFB, LA. Funding was primarily related to relocation of the Model Base Program and initiation of the disposal EIS. Construction projects programmed for Beale AFB, CA, in preparation for movement of the Undergraduate Navigator Training (UNT) mission, were canceled when the 1991 Base Closure Commission redirected UNT to Randolph AFB, TX. The funds associated with these projects were realigned to support other requirements. Costs generated by this change to UNT are funded in the Base Closure Account (Part II) Justification Book.

**Chanute.** Base Closure Account requirement: \$131.1 Million

Funding was primarily related to construction, relocation of training courses and associated equipment, and environmental compliance and restoration costs.

**George.** Base Closure Account requirement: \$56.5 Million

Relocating CONUS based F-111s continued. Funding relocated equipment and personnel as construction continued at Cannon AFB, NM, and initiated the disposal EIS.

**Norton.** Base Closure Account requirement: \$206.5 Million

The first C-141s began to relocate to McChord AFB, WA. Funding was related to construction of facilities at gaining locations, movement of forces, and initiation of the disposal EIS.

**Program Management.** Base Closure Account requirement: \$12.3 Million  
Funding supports planning and design for construction projects and additional manpower required to manage the construction, environmental, and real property disposal programs.

**FY 1992:** Air Force implementation in FY 1992 primarily consisted of continuing military construction projects designed to accommodate the movement of units into gaining locations. As construction projects at some locations became ready to receive incoming forces, some large units were moved. The 1991 Base Closure Commission made several changes to the 1988 Commission's recommendations. Costs generated by these changes are funded in the Base Closure Account (Part II) Justification Book.

**Pease.** Base Closure Account requirement: \$61.6 Million  
Base closed in FY 1991. Funding supported construction, the caretaker force, Disposal Management Team, and environmental restoration until the property ownership can be transferred.

**Mather.** Base Closure Account requirement: \$17.9 Million  
Construction projects at Beale AFB, CA, were curtailed due to the 1991 Base Closure Commission's recommendation to move the Undergraduate Navigator Training mission to Randolph AFB, TX. The 1991 Commission also recommended moving the 940 Air Refueling Group to McClellan AFB, CA, and leaving the 323 Flying Training Wing Hospital open as an annex to McClellan. Costs generated by these changes are funded in the Base Closure Account (Part II) Justification Book. Funding reflected here supports the movement of people and equipment, and environmental studies and restoration.

**Chanute.** Base Closure Account requirement: \$53.6 Million  
Sixteen training courses relocated from Chanute AFB, IL, to various other Technical Training Centers. Funding supported construction, relocation of training courses with associated equipment, and environmental restoration. All construction and relocation support at Lowry AFB, CO, was curtailed due to the 1991 Base Closure Commission's recommendation to close Lowry. Courses originally scheduled to move to Lowry were diverted to other locations. Costs generated by these changes are funded in the Base Closure Account (Part II) Justification Book.

**George.** Base Closure Account requirement: \$51.5 Million  
Remaining CONUS F-111s were relocated to Cannon AFB, NM. The 1991 Base Closure Commission recommended that the F-111 consolidation include the EF-111s currently based at Mountain Home AFB, ID. The Commission also recommended a squadron of F-4Gs previously programmed for retirement be retained in the Air National Guard. Costs generated by these changes are funded in the Base Closure Account (Part II) Justification Book. Funding reflected here supports construction

projects at gaining locations, relocation of forces, and environmental restoration.

**Norton.** Base Closure Account requirement: \$45.7 Million

The final eight of 12 C-141s relocated to McChord AFB, WA. Funding is primarily related to construction of facilities at the gaining locations, relocation of forces, and environmental restoration. The 1991 Base Closure Commission recommended that 45 of the Air Force Audit Agency's manpower authorizations be transferred to the National Capitol Region.

**Program Management.** Base Closure Account requirement: \$20.4 Million

Funding primarily related to additional manpower required to manage the construction, environmental, and real property disposal programs.

**FY 1993.** Air Force implementation for FY 1993 consists of major unit relocations as military construction projects near completion. Three bases--George, Mather, and Chanute--close in FY 1993. An estimate of \$120.0 Million in previously projected land sales revenues has been revised downward to \$0, reflecting a more modest assessment of potential sales and a more realistic timetable for realizing the revenues.

**Pease.** Base Closure Account requirement: \$2.6 Million.

Base closed in FY 1991. The previous Air Force estimate of \$120 Million in revenue from the sale of real property in this year has been revised downward to \$0. Funding supports the caretaker force and Disposal Management Team until the property ownership can be transferred.

**Mather.** Base Closure Account requirement: \$17.1 Million

The Undergraduate Navigator Training mission moves to Randolph AFB, TX, as major construction projects near completion. All active military and civilian personnel relocate or are eliminated from Air Force end strength. The 940 Air Refueling Group completes its move to McClellan AFB, CA, and work continues on making the hospital an annex to McClellan. Costs generated by these changes are funded in the Base Closure Account (Part II) Justification Book. The base closes in the fourth quarter of FY 1993 and a caretaker force takes over maintenance of the base.

**Chanute.** Base Closure Account requirement: \$11.4 Million

All remaining training courses relocate to various other Technical Training Centers. Majority of active military and civilian personnel relocate or are eliminated from Air Force end strength. The base closes in the fourth quarter of FY 1993 and a caretaker force takes over maintenance of the base. Funding continues facility construction at gaining locations, and relocates the remaining courses.

**George.** Base Closure Account requirement: \$18.6 Million

All remaining active military and civilian personnel relocate or are eliminated from

Air Force end strength and remaining George aircraft are retired or relocated. The base closes in the first quarter of FY 1993. A caretaker force takes over maintenance of the base and a Disposal Management Team assumes responsibility for transferring ownership of real property. Funding continues facility construction, caretaker and disposal actions, relocates remaining personnel, and continues environmental restoration.

**Norton.** Base Closure Account requirement: \$14.5 Million

Final construction projects are initiated at the gaining installations. The 1400 Military Airlift Squadron (4 C-12s and 4 C-21s) relocates to March AFB, CA. The 445 Military Airlift Wing transitions to operations as a unit equipped Air Force Reserve unit versus a reserve associate unit. The first four of sixteen C-141s retire. An Air Force Logistics Command tenant relocates to McClellan AFB, CA. The Air Force Safety and Inspection Center moves to Kirtland AFB, NM. Funding is related to construction, purchase of telecommunications equipment for gaining locations and relocation of forces.

**Program Management.** Base Closure Account requirement: \$1.6 Million

Funding primarily related to additional manpower required to manage the construction, environmental, and real property disposal programs.

**FY 1994:** Air Force implementation in FY 1994 consists of all remaining units at Norton AFB moving to March AFB, CA, and the sale of real estate. Previous projections of land sales revenues have been revised downward to \$47 million, reflecting current economic conditions.

**Pease.** Base Closure Account requirement: \$(11.0) Million

Funding supports environmental restoration until the property ownership can be transferred. The previous Air Force estimate of no land sales revenues in this year has been revised from \$0 to \$20 million, reflecting a more realistic estimate of the amount and timing of the receipts from potential sales.

**Mather.** Base Closure Account requirement: \$6.0 Million

The previous AF estimate of \$160 Million from the sale of real property has been revised downward to \$0. Funding supports environmental restoration until the property ownership can be transferred.

**Chanute.** Base Closure Account requirement: (\$2.8 Million)

The previous AF estimate of \$8.0 Million from the sale of real property has been revised downward to \$3.0 Million. All remaining active military and civilian personnel are either relocated or eliminated from Air Force end strength. Funding supports environmental restoration until property ownership can be transferred.

**George.** Base Closure Account requirement: (\$24.0 Million)



The previous AF estimate of \$60.0 Million from the sale of real property has been revised to \$24.0 Million.

**Norton.** Base Closure Account requirement: \$24.9 Million

Remaining 16 of 20 C-141s are retired. All active military and civilian personnel are either relocated or eliminated from Air Force end strength. The Ballistic Missile Office relocates to a cantonment area in the third quarter of FY 1994 and the remainder of the base is placed into caretaker status. Funding supports construction, relocation of all remaining units, caretaker and disposal actions, and environmental restoration.

**Program Management.** Base Closure Account requirement: \$6.9 Million

Funding primarily related to additional manpower required to manage the construction, environmental, and real property disposal programs.

**FY 1995:** All five bases are closed and have reverted to civilian control or are in caretaker status. Disposal Management Teams remain in place as required until property ownership is transferred. Environmental compliance actions are complete. Previous estimates of land sales revenues have been revised downward to \$0. This revision reflects a more realistic assessment of potential sale

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF FINANCIAL SUMMARY**  
**(DOLLARS IN MILLIONS)**

<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1990</b>	<b>FY 1991</b>	<b>FY 1992</b>	<b>FY 1993</b>
Military Construction	146.8	275.2	32.7	21.8
Family Housing - Construction	0.0	0.0	0.2	0.0
- Operations	0.0	0.0	0.0	0.0
Environmental	0.0	175.5	127.4	37.7
Operations & Maintenance	83.4	39.6	77.7	4.2
Military Personnel - PCS	2.4	11.4	8.8	1.3
Other	3.0	8.4	3.8	0.9
Homeowners Assistance Program	0.0	0.0	0.0	0.0
Revenues from Land Sales (-)	0.0	0.0	0.0	0.0
<b>TOTAL ONE-TIME COSTS</b>	<b>235.6</b>	<b>510.1</b>	<b>250.6</b>	<b>65.9</b>
<b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>				
Military Construction	0.0	0.0	0.0	0.0
Family Housing - Operations	0.0	0.0	0.0	0.0
Environmental	21.3	0.0	0.0	0.0
Operations & Maintenance	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>21.3</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b><u>SAVINGS:</u></b>				
Military Construction	0.0	1.6	50.3	50.3
Family Housing - Construction	12.6	16.9	8.5	9.7
- Operations	0.0	0.0	4.8	4.8
Operations & Maintenance	5.0	18.8	38.3	77.1
Military Personnel	0.0	24.5	61.6	126.8
Other	0.5	0.5	0.5	0.7
Civilian ES	0.0	-349.0	-349.0	-1,407.0
Military ES	0.0	-2,404.0	-1,770.0	-5,566.0
<b>TOTAL SAVINGS</b>	<b>18.0</b>	<b>62.3</b>	<b>164.0</b>	<b>269.4</b>
<b><u>NET IMPLEMENTATION COSTS:</u></b>				
Military Construction	146.8	273.6	-17.6	-28.5
Family Housing - Construction	-12.6	-16.9	-8.3	-3.7
- Operations	0.0	0.0	-4.8	-4.8
Environmental	21.3	175.5	127.4	37.7
Operations & Maintenance	78.4	20.9	39.4	-72.9
Military Personnel - PCS	2.4	-13.1	-52.9	-125.5
Other	2.5	8.0	3.4	0.3
Homeowners Assistance Program	0.0	0.0	0.0	0.0
Revenues from Land Sales (-)	0.0	0.0	0.0	0.0
<b>NET IMPLEMENTATION COSTS</b>	<b>238.9</b>	<b>447.8</b>	<b>86.6</b>	<b>-203.5</b>

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF FINANCIAL SUMMARY**  
**(DOLLARS IN MILLIONS)**

			TOTAL
ONE TIME IMPLEMENTATION COSTS:	FY 1994	FY 1995	FY 90 - 95
Military Construction	10.2	0.0	486.6
Family Housing - Construction	0.0	0.0	0.2
- Operations	0.0	0.0	0.0
Environmental	18.5	0.0	359.0
Operations & Maintenance	11.5	0.0	216.4
Military Personnel - PCS	6.8	0.0	30.6
Other	0.0	0.0	16.2
Homeowners Assistance Program	0.0	0.0	0.0
Revenues from Land Sales (-)	-47.0	0.0	-47.0
<b>TOTAL ONE-TIME COSTS</b>	<b>0.0</b>	<b>0.0</b>	<b>1,062.1</b>
<b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>			
Military Construction	0.0	0.0	0.0
Family Housing - Operations	0.0	0.0	0.0
Environmental	0.0	0.0	21.3
Operations & Maintenance	0.0	0.0	0.0
Other	0.0	0.0	0.0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0.0</b>	<b>0.0</b>	<b>21.3</b>
<b><u>SAVINGS:</u></b>			
Military Construction	50.3	50.3	202.8
Family Housing - Construction	11.3	3.5	62.5
- Operations	18.1	23.8	51.5
Operations & Maintenance	149.9	157.8	446.9
Military Personnel	208.6	224.5	646.0
Other	0.9	0.5	3.4
Civilian ES	-2,268.0	-2,268.0	-2,268.0
Military ES	-6,479.0	-6,480.0	-6,480.0
<b>TOTAL SAVINGS</b>	<b>439.1</b>	<b>460.3</b>	<b>1,413.1</b>
<b><u>NET IMPLEMENTATION COSTS:</u></b>			
Military Construction	-40.1	-50.3	283.8
Family Housing - Construction	-11.3	-3.5	-62.3
- Operations	-18.1	-23.8	-51.5
Environmental	18.5	0.0	380.3
Operations & Maintenance	-138.3	-157.8	-230.5
Military Personnel - PCS	-201.8	-224.5	-615.4
Other	-0.9	-0.5	12.8
Homeowners Assistance Program	0.0	0.0	0.0
Revenues from Land Sales (-)	-47.0	0.0	-47.0
<b>NET IMPLEMENTATION COSTS</b>	<b>-439.1</b>	<b>-460.3</b>	<b>-329.7</b>

**Pease AFB, New Hampshire Package**

**Base Realignment and Closure Detail**

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/PEASE AFB, NH**  
**(DOLLARS IN THOUSANDS)**

<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1990</b>	<b>FY 1991</b>	<b>FY 1992</b>	<b>FY 1993</b>
Military Construction	7,076	0	3,240	0
Family Housing - Construction	0	0	0	0
- Operations	0	0	0	0
Environmental	0	38,042	56,229	2,000
Operation & Maintenance	11,796	5,061	2,082	590
Military Personnel - PCS	1,819	3,862	0	0
Other	298	0	0	0
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>20,989</b>	<b>46,965</b>	<b>61,551</b>	<b>2,590</b>
<b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>				
Military Construction	0	0	0	0
Family Housing - Operations	0	0	0	0
Environmental	0	0	0	0
Operation & Maintenance	0	0	0	0
Other	0	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>SAVINGS:</u></b>				
Military Construction	0	0	0	0
Family Housing - Construction	0	0	2,000	2,300
- Operations	0	0	4,800	4,800
Operation & Maintenance	3,441	17,251	35,661	31,947
Military Personnel	0	15,377	52,585	60,633
Other	0	0	0	0
Civilian ES	0	-349	-349	-349
Military ES	0	-1,778	-1,770	-1,770
<b>TOTAL SAVINGS</b>	<b>3,441</b>	<b>32,628</b>	<b>95,046</b>	<b>99,680</b>
<b><u>NET IMPLEMENTATION COSTS:</u></b>				
Military Construction	7,076	0	3,240	0
Family Housing - Construction	0	0	-2,000	-2,300
- Operations	0	0	-4,800	-4,800
Environmental	0	38,042	56,229	2,000
Operation & Maintenance	8,355	-12,190	-33,579	-31,357
Military Personnel - PCS	1,819	-11,515	-52,585	-60,633
Other	298	0	0	0
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>17,548</b>	<b>14,337</b>	<b>-33,495</b>	<b>-97,090</b>

EXHIBIT BC-02

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/PEASE AFB, NH**  
**(DOLLARS IN THOUSANDS)**

			TOTAL
<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1994</b>	<b>FY 1995</b>	<b>FY 90 - 95</b>
Military Construction	0	0	10,316
Family Housing - Construction	0	0	0
- Operations	0	0	0
Environmental	9,000	0	105,271
Operation & Maintenance	0	0	19,529
Military Personnel - PCS	0	0	5,681
Other	0	0	298
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	-20,000	0	-20,000
<b>TOTAL ONE-TIME COSTS</b>	<b>-11,000</b>	<b>0</b>	<b>121,095</b>
 <b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>			
Military Construction	0	0	0
Family Housing - Operations	0	0	0
Environmental	0	0	0
Operation & Maintenance	0	0	0
Other	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>
 <b><u>SAVINGS:</u></b>			
Military Construction	0	0	0
Family Housing - Construction	2,700	0	7,000
- Operations	4,900	5,000	19,500
Operation & Maintenance	36,620	37,652	162,572
Military Personnel	63,672	66,106	258,373
Other	0	0	0
Civilian ES	-363	-363	-363
Military ES	-1,829	-1,829	-1,829
<b>TOTAL SAVINGS</b>	<b>107,892</b>	<b>108,758</b>	<b>447,445</b>
 <b><u>NET IMPLEMENTATION COSTS:</u></b>			
Military Construction	0	0	10,316
Family Housing - Construction	-2,600	0	-6,900
- Operations	-4,900	-5,000	-19,500
Environmental	9,000	0	105,271
Operation & Maintenance	-36,620	-37,652	-143,043
Military Personnel - PCS	-63,672	-66,106	-252,692
Other	0	0	298
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	-20,000	0	-20,000
<b>NET IMPLEMENTATION COSTS</b>	<b>-118,792</b>	<b>-108,758</b>	<b>-326,250</b>

EXHIBIT BC-02

## **BASE REALIGNMENT AND CLOSURE PACKAGE DESCRIPTION**

### **U.S. Air Force/Pease Air Force Base, New Hampshire**

**Closure Package:** Pease AFB closed at the end of the second quarter of FY 1991. The 509 Bombardment Wing deactivated on September 30, 1990. The 157 Air Refueling Group of the New Hampshire Air National Guard transitioned to a stand alone operation in a cantonment area on the anticipated civilian airfield at the end of the second quarter of FY 1991.

Remaining actions to support these relocations and closure of the base include:

1. Completing the disposal Environmental Impact Analysis Process, community reuse plans, and environmental compliance and restoration costs.

2. Transition to civilian control and ownership of the base.

**One Time Implementations Costs:** Costs are summarized below.

**Military Construction:** N/A

**Conjunctively-Funded Construction:** N/A.

**Family Housing Construction:** N/A.

**Family Housing Operations:** N/A.

**Environmental Compliance and Restoration:** Environmental compliance actions will include: Resource Conservation and Recovery Act facility investigations and corrective actions; underground storage tank testing and removal; polychlorinated biphenyl removal; and mitigation. There are currently 42 sites identified under the Pease AFB Installation Restoration Program. Four of these sites have been identified as requiring no further action. The remaining sites consist of landfills, spill sites, fire training areas, solvent burn areas, fuel storage areas, buildings where solvents, paints, and cleaners were used, and drainage ditches, creeks and ponds which may have become contaminated. The base was listed on the National Priorities List and the required Interagency (Federal Facilities) Agreement (IAG) was signed on 20 December 1990. Investigation and cleanup of these sites are being done using the process outlined in the IAG and the National Contingency Plan. The Remedial Investigation to identify the nature and extent of contamination is currently underway and should be complete in FY 1993. The Feasibility Study to determine the most appropriate method of cleanup is also scheduled for FY 1993. The majority of the remedial actions should be installed in the FY 1994-95 time frame. Long term operations and monitoring are expected to be required for at least ten years after remedial actions are installed, but such activities are not expected to interfere with most reuse options. Where property transfers are not possible due to pending cleanup, access to most facilities for reuse could be allowed through interim leases.

Operation and Maintenance: N/A

Other Procurement: N/A.

Revenues From Land Sales: The revised budget estimates reflect revenues expected to be received before termination of the BRAC 88 account after FY 95. The previous Air Force estimate of \$120 Million in revenue from the sale of real property in FY 93 has been revised downward to \$0. The previous Air Force estimate of no land sales revenues in FY 94 has been revised from \$0 to \$20 million. These changes reflect a more realistic estimate of the amount and timing of the receipts from potential sales.

Savings: Savings identified are generated by no longer operating the installation. They are included for display purposes only and will be realized in other Air Force accounts.



**Mather AFB, California Package**

**Base Realignment and Closure Detail**

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/MATHER AFB, CA**  
**(DOLLARS IN THOUSANDS)**

<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1990</b>	<b>FY 1991</b>	<b>FY 1992</b>	<b>FY 1993</b>
Military Construction	33,015	0	0	0
Family Housing - Construction	0	0	0	0
- Operations	0	0	0	0
Environmental	0	51,988	7,565	15,937
Operation & Maintenance	10,539	2,592	9,830	972
Military Personnel - PCS	23	40	0	211
Other	235	1,987	504	0
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>43,812</b>	<b>56,607</b>	<b>17,899</b>	<b>17,120</b>
<b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>				
Military Construction	0	0	0	0
Family Housing - Operations	0	0	0	0
Environmental	0	0	0	0
Operation & Maintenance	0	0	0	0
Other	0	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>SAVINGS:</u></b>				
Military Construction	0	0	0	0
Family Housing - Construction	0	0	1,900	2,100
- Operations	0	0	0	0
Operation & Maintenance	200	200	900	9,337
Military Personnel	0	0	0	16,135
Other	0	0	0	0
Civilian ES	0	0	0	-327
Military ES	0	0	0	-1,051
<b>TOTAL SAVINGS</b>	<b>200</b>	<b>200</b>	<b>2,800</b>	<b>27,572</b>
<b><u>NET IMPLEMENTATION COSTS:</u></b>				
Military Construction	33,015	0	0	0
Family Housing - Construction	0	0	-1,900	-2,100
- Operations	0	0	0	0
Environmental	0	51,988	7,565	15,937
Operation & Maintenance	10,339	2,392	8,930	-8,365
Military Personnel - PCS	23	40	0	-15,924
Other	235	1,987	504	0
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>43,612</b>	<b>56,407</b>	<b>15,099</b>	<b>-10,452</b>

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/MATHER AFB, CA**  
**(DOLLARS IN THOUSANDS)**

			TOTAL
<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1994</b>	<b>FY 1995</b>	<b>FY 90 - 95</b>
Military Construction	0	0	33,015
Family Housing - Construction	0	0	0
- Operations	0	0	0
Environmental	6,027	0	81,517
Operation & Maintenance	0	0	23,933
Military Personnel - PCS	0	0	274
Other	0	0	2,726
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>6,027</b>	<b>0</b>	<b>141,465</b>
 <b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>			
Military Construction	0	0	0
Family Housing - Operations	0	0	0
Environmental	0	0	0
Operation & Maintenance	0	0	0
Other	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>
 <b><u>SAVINGS:</u></b>			
Military Construction	0	0	0
Family Housing - Construction	2,500	0	6,500
- Operations	6,600	6,700	13,300
Operation & Maintenance	31,109	32,119	73,865
Military Personnel	35,656	37,228	89,019
Other	200	0	200
Civilian ES	-338	-338	-338
Military ES	-1,077	-1,077	-1,077
<b>TOTAL SAVINGS</b>	<b>76,065</b>	<b>76,047</b>	<b>182,884</b>
 <b><u>NET IMPLEMENTATION COSTS:</u></b>			
Military Construction	0	0	33,015
Family Housing - Construction	-2,500	0	-6,500
- Operations	-6,600	-6,700	-13,300
Environmental	6,027	0	81,517
Operation & Maintenance	-31,109	-32,119	-49,932
Military Personnel - PCS	-35,656	-37,228	-88,745
Other	-200	0	2,526
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>-70,038</b>	<b>-76,047</b>	<b>-41,419</b>

EXHIBIT BC-02

## **BASE REALIGNMENT AND CLOSURE PACKAGE DESCRIPTION**

### **U.S. Air Force/Mather Air Force Base, California**

**Closure Package:** Mather AFB will close at the end of the fourth quarter FY 1993. The 1991 Base Closure Commission recommended three changes to Mather closure actions. First, Undergraduate Navigator Training (13 T-43, 25 T-37) will relocate to Randolph AFB TX, instead of Beale AFB, CA. Second, the 940 Air Refueling Group (AFRES, 10 KC-135) will relocate to McClellan AFB, CA, instead of transitioning to a stand alone operation in a cantonment area on Mather. The third action is to retain the 323 Flying Training Wing Hospital as an annex to McClellan. Actions supporting these relocations and the subsequent base closure are included in the Base Closure Account (Part II) Justification Book. The remaining, unaffected actions include costs for:

1. Completing the disposal Environmental Impact Analysis Process, community reuse plans, and environmental compliance and restoration.

2. Transition to civilian control and ownership of the base.

**One Time Implementations Costs:** Costs generated by the 1991 Base Closure Commission's changes will be funded from the Base Closure Account Part II. The unaffected actions are displayed below.

Military Construction: N/A.

Conjunctively Funded: N/A.

Family Housing Construction: N/A.

Family Housing Operations: N/A.

**Environmental Compliance and Restoration:** Environmental compliance actions will include: Resource Conservation and Recovery Act facility investigations and corrective actions; and underground storage tank testing and removal. There are currently 69 sites identified under the Mather AFB Installation Restoration Program. These sites consist of an old Aircraft Control and Warning (AC&W) site, oil/water separators, underground storage tanks, fuel handling areas, drainage sites, and fire training areas. Twenty-four of these sites have been cleaned up and require no further action. The base was listed on the National Priorities List in 1989. The draft Interagency (Federal Facilities) Agreement (IAG) was signed in July 1989. Investigation and cleanup of these sites are being done using the process outlined in the IAG and the National Contingency Plan. The Remedial Investigation to identify the nature and extent of contamination is currently underway and is continuing. The Feasibility Study to determine the most appropriate method of cleanup is also underway and continuing. The majority of the remedial actions should be installed in the FY 1993-

95 time frame. Long term operations and monitoring are expected to be required for at least ten years after remedial actions are installed, but such activities are not expected to interfere with most reuse options. Where property transfers are not possible due to pending cleanup, access to most facilities for reuse could be allowed through interim leases.

Operation and Maintenance: N/A

Other Procurement: N/A

Revenues From Land Sales: The previous AF estimate of \$160 Million in FY 94 and \$145 Million in FY 95 from the sale of real property have been revised to \$0.

Savings: Savings identified are generated by no longer operating the installation. They are included for display purposes only and will be realized in other Air Force accounts.

**Chanute AFB, Illinois Package**

**Base Realignment and Closure Detail**

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/CHANUTE AFB, IL**  
**(DOLLARS IN THOUSANDS)**

<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1990</b>	<b>FY 1991</b>	<b>FY 1992</b>	<b>FY 1993</b>
Military Construction	2,397	116,591	2,300	2,400
Family Housing - Construction	0	0	0	0
- Operations	0	0	0	0
Environmental	0	7,763	38,207	7,221
Operation & Maintenance	12,000	5,554	12,612	645
Military Personnel - PCS	68	701	336	200
Other	1,019	500	100	937
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>15,484</b>	<b>131,109</b>	<b>53,555</b>	<b>11,403</b>
<b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>				
Military Construction	0	0	0	0
Family Housing - Operations	0	0	0	0
Environmental	0	0	0	0
Operation & Maintenance	0	0	0	0
Other	0	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>SAVINGS:</u></b>				
Military Construction	0	0	0	0
Family Housing - Construction	0	0	2,000	2,300
- Operations	0	0	0	0
Operation & Maintenance	900	900	1,300	25,687
Military Personnel	0	0	0	12,019
Other	0	0	0	200
Civilian ES	0	0	0	-454
Military ES	0	0	0	-817
<b>TOTAL SAVINGS</b>	<b>900</b>	<b>900</b>	<b>3,300</b>	<b>40,206</b>
<b><u>NET IMPLEMENTATION COSTS:</u></b>				
Military Construction	2,397	116,591	2,300	2,400
Family Housing - Construction	0	0	-2,000	-2,300
- Operations	0	0	0	0
Environmental	0	7,763	38,207	7,221
Operation & Maintenance	11,100	4,654	11,312	-25,042
Military Personnel - PCS	68	701	336	-11,819
Other	1,019	500	100	737
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>14,584</b>	<b>130,209</b>	<b>50,255</b>	<b>-28,803</b>

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/CHANUTE AFB, IL**  
**(DOLLARS IN THOUSANDS)**

			TOTAL
ONE TIME IMPLEMENTATION COSTS:	FY 1994	FY 1995	FY 90 - 95
Military Construction	0	0	123,688
Family Housing - Construction	0	0	0
- Operations	0	0	0
Environmental	205	0	53,396
Operation & Maintenance	0	0	30,811
Military Personnel - PCS	0	0	1,305
Other	0	0	2,556
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	-3,000	0	-3,000
<b>TOTAL ONE-TIME COSTS</b>	<b>-2,795</b>	<b>0</b>	<b>208,756</b>
 <b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>			
Military Construction	0	0	0
Family Housing - Operations	0	0	0
Environmental	0	0	0
Operation & Maintenance	0	0	0
Other	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>
 <b><u>SAVINGS:</u></b>			
Military Construction	0	0	0
Family Housing - Construction	2,600	0	6,900
- Operations	0	5,500	5,500
Operation & Maintenance	35,120	36,630	100,537
Military Personnel	28,055	29,436	69,510
Other	200	0	400
Civilian ES	-465	-465	-465
Military ES	-843	-843	-843
<b>TOTAL SAVINGS</b>	<b>65,975</b>	<b>71,566</b>	<b>182,847</b>
 <b><u>NET IMPLEMENTATION COSTS:</u></b>			
Military Construction	0	0	123,688
Family Housing - Construction	-2,600	0	-6,900
- Operations	0	-5,500	-5,500
Environmental	205	0	53,396
Operation & Maintenance	-35,120	-36,630	-69,726
Military Personnel - PCS	-28,055	-29,436	-68,205
Other	-200	0	2,156
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	-3,000	0	-3,000
<b>NET IMPLEMENTATION COSTS</b>	<b>-68,770</b>	<b>-71,566</b>	<b>25,909</b>



## **BASE REALIGNMENT AND CLOSURE PACKAGE DESCRIPTION**

### **U.S. Air Force/Chanute Air Force Base, Illinois**

**Closure Package:** Closing Chanute AFB depends upon relocation of 132 technical training courses to Sheppard AFB, TX, Goodfellow AFB, TX and Keesler AFB, MS. These relocations began in FY 1990 and will be completed by the fourth quarter of FY 1993, when the base closes. Courses originally scheduled to move to Lowry AFB, CO, have been diverted to other locations because of the 1991 Base Closure Commission's recommendation to close Lowry. Actions to support these relocations are included in the Base Closure Account (Part II) Justification Book. The remaining, unaffected costs include:

1. Completing the disposal Environmental Impact Analysis Process, community reuse plans, and environmental compliance and restoration.
2. Transition to civilian control and ownership of the base.

**One Time Implementation Costs:** Costs generated by the 1991 Base Closure Commission's changes will be funded from the Base Closure Account Part II. The unaffected actions are displayed below.

Military Construction: N/A.

Conjunctively-Funded Construction: N/A.

Family Housing Construction: N/A.

Family Housing Operations: N/A.

Environmental Compliance and Restoration: Environmental compliance actions will include: Resource Conservation and Recovery Act facility investigations and corrective actions; underground storage tank testing and removal; and asbestos mitigation. There are currently 33 sites identified under the Chanute AFB Installation Restoration Program. These sites consist of landfills, spill sites, fire training areas, fuel storage areas, and buildings where solvents, paints, and cleaners were used. Twelve sites have been identified for needing no further action. Investigation and cleanup of these sites are being done using the process outlined in the National Contingency Plan. The Remedial Investigation to identify the nature and extent of contamination is currently underway and should be complete in FY 1993. The Feasibility Study to determine the most appropriate method of cleanup is also scheduled for FY 1993. The majority of the remedial actions should be installed in the FY 1993-94 time frame. Long term operations and monitoring are expected to be required for at least ten years after remedial actions are installed, but such activities are not expected to interfere with most reuse options. Where property transfers are not possible due to pending cleanup, access to most facilities for reuse could be allowed through

interim leases.

Operation and Maintenance: N/A

Other Procurement: N/A

Revenues From Land Sales: The previous AF estimates of \$8.0 Million in FY 94 and \$5.0 Million in FY 95 from the sale of real property have been revised downward to \$3.0 Million in FY 94 and \$0 in FY 95. Original budget estimates provided for early land sales and were based on essentially clean property primarily sold for cash. Based on both the Air Forces's most recent disposal decisions and community reuse plans for remaining property, little property will be sold. A decision has been made to sell the golf course and transfer ten acres to the Department of Agriculture (DOA). DOA has programmed funds in their FY 94 budget. The remainder of the property most likely will qualify for public benefit transfers under the law. Proceeds have been revised to reflect expected sales and transfer revenues.

Savings: Savings identified are generated by no longer operating the installation. They are included for display purposes only and will be realized in other Air Force accounts.

**George AFB, California Package**

**Base Realignment and Closure Detail**

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/GEORGE AFB, CA**  
**(DOLLARS IN THOUSANDS)**

<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1990</b>	<b>FY 1991</b>	<b>FY 1992</b>	<b>FY 1993</b>
Military Construction	53,172	3,000	16,399	6,600
Family Housing - Construction	0	0	0	0
- Operations	0	0	0	0
Environmental	0	35,339	6,570	11,807
Operation & Maintenance	8,000	9,693	21,225	187
Military Personnel - PCS	335	5,068	6,915	46
Other	194	3,435	350	0
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>61,701</b>	<b>56,535</b>	<b>51,459</b>	<b>18,640</b>

**FUNDED OUTSIDE OF THE ACCOUNT:**

Military Construction	0	0	0	0
Family Housing - Operations	0	0	0	0
Environmental	0	0	0	0
Operation & Maintenance	0	0	0	0
Other	0	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**SAVINGS:**

Military Construction	0	0	0	0
Family Housing - Construction	0	0	2,600	3,000
- Operations	0	0	0	0
Operation & Maintenance	0	0	0	0
Military Personnel	0	0	0	16,084
Other	147	147	147	147
Civilian ES	0	0	0	-277
Military ES	0	0	0	-1,226
<b>TOTAL SAVINGS</b>	<b>147</b>	<b>147</b>	<b>2,747</b>	<b>19,231</b>

**NET IMPLEMENTATION COSTS:**

Military Construction	53,172	3,000	16,399	6,600
Family Housing - Construction	0	0	-2,600	-3,000
- Operations	0	0	0	0
Environmental	0	35,339	6,570	11,807
Operation & Maintenance	8,000	9,693	21,225	187
Military Personnel - PCS	335	5,068	6,915	-16,038
Other	47	3,288	203	-147
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>61,554</b>	<b>56,388</b>	<b>48,712</b>	<b>-591</b>

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/GEORGE AFB, CA**  
**(DOLLARS IN THOUSANDS)**

			TOTAL
ONE TIME IMPLEMENTATION COSTS:	FY 1994	FY 1995	FY 90 - 95
Military Construction	0	0	79,171
Family Housing - Construction	0	0	0
- Operations	0	0	0
Environmental	0	0	53,716
Operation & Maintenance	0	0	39,105
Military Personnel - PCS	0	0	12,364
Other	0	0	3,979
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	-24,000	0	-24,000
<b>TOTAL ONE-TIME COSTS</b>	<b>-24,000</b>	<b>0</b>	<b>164,335</b>
 <b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>			
Military Construction	0	0	0
Family Housing - Operations	0	0	0
Environmental	0	0	0
Operation & Maintenance	0	0	0
Other	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>
 <b><u>SAVINGS:</u></b>			
Military Construction	0	0	0
Family Housing - Construction	3,500	3,500	12,600
- Operations	6,600	6,600	13,200
Operation & Maintenance	9,895	10,880	20,775
Military Personnel	39,072	40,704	95,860
Other	147	146	881
Civilian ES	-287	-287	-287
Military ES	-1,252	-1,252	-1,252
<b>TOTAL SAVINGS</b>	<b>59,214</b>	<b>61,830</b>	<b>143,316</b>
 <b><u>NET IMPLEMENTATION COSTS:</u></b>			
Military Construction	0	0	79,171
Family Housing - Construction	-3,500	-3,500	-12,600
- Operations	-6,600	-6,600	-13,200
Environmental	0	0	53,716
Operation & Maintenance	-9,895	-10,880	18,330
Military Personnel - PCS	-39,072	-40,704	-83,496
Other	-147	-146	3,098
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	-24,000	0	-24,000
<b>NET IMPLEMENTATION COSTS</b>	<b>-83,214</b>	<b>-61,830</b>	<b>21,019</b>

EXHIBIT BC-02

## **BASE REALIGNMENT AND CLOSURE PACKAGE DESCRIPTION**

### **U.S. Air Force/George Air Force Base, California**

**Closure Package:** Involves realigning CONUS based F-111s to Cannon AFB, NM; deactivating the 35 Tactical Fighter Wing (91 F-4 Aircraft); deactivating the 27 Tactical Air Support Squadron (24 OV-10s). These actions began in FY 90 and were completed during the fourth quarter of FY 1992. The 1991 Base Closure Commission recommended changes to the 1988 Commission's actions which included the inclusion of the EF-111s at Mountain Home in the consolidation at Cannon, reassigning a squadron of F-4Gs to the Air National Guard, and establishing a composite wing at Mountain Home. George AFB closed 15 Dec 92. Remaining actions to support the realignments and closure of the base include:

1. Completing construction at gaining locations.
2. Completing the disposal Environmental Impact Analysis Process, community reuse plans and environmental compliance and restoration.
3. Transition the base to civilian control and ownership.

**One Time Implementations Costs:** Costs generated by the 1991 Base Closure Commission's changes will be funded from the Base Closure Account Part II. The unaffected actions are displayed below.

**Military Construction:** N/A.

**Conjunctively-Funded Construction:** N/A.

**Family Housing Construction:** N/A.

**Family Housing Operations:** N/A.

**Environmental Compliance and Restoration:** Environmental compliance actions will include: underground storage tank/underground lines testing and removal; and groundwater treatment system security. There are currently 58 sites identified under the George AFB Installation Restoration Program. These sites consist of: landfills, waste petroleum oil lubricant leach field, fire training areas, abandoned waste fuel storage yard, sewage treatment plant, munitions site, hazardous waste storage yard, the southeast disposal area, the northeast disposal area, and the industrial/storm drain. The base was listed on the National Priorities List in 1989. The required Interagency (Federal Facilities) Agreement (IAG) was signed in October 1990. Investigation and cleanup of these sites are being done using the process outlined in the IAG and the National Contingency Plan. The Remedial Investigation to

identify the nature and extent of contamination is currently underway and is expected to be completed in FY 1993. The Feasibility Study to determine the most appropriate method of cleanup is also underway and should also be completed in FY 1993. The majority of the remedial actions should be installed in the FY 1993-95 time frame. Long term operations and monitoring are expected to be required for at least ten years after remedial actions are installed, but such activities are not expected to interfere with most reuse options. Where property transfers are not possible due to pending cleanup, access to most facilities for reuse could be allowed through interim leases.

Operation and Maintenance: N/A

Other Procurement: N/A

Revenues From Land Sales: The previous AF estimates of \$60.0 Million in FY 94 and \$30.0 Million in FY 95 from the sale of real property have been revised to \$24.0 Million in FY 94 and \$0 Million in FY 95. These changes reflect a more modest assessment of potential sales and a more realistic timetable for realizing the revenues. The revised budget estimates reflect revenues expected to be received before termination of the BRAC 88 account after FY 95.

Savings: Savings identified are generated by no longer operating the installation. They are included for display purposes only and will be realized in other Air Force accounts.

**Norton AFB, California Package**

**Base Realignment and Closure Detail**



**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/NORTON AFB, CA**  
**(DOLLARS IN THOUSANDS)**

<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1990</b>	<b>FY 1991</b>	<b>FY 1992</b>	<b>FY 1993</b>
Military Construction	19,579	155,560	10,720	12,800
Family Housing - Construction	0	0	230	0
- Operations	0	0	0	0
Environmental	0	37,637	10,328	726
Operation & Maintenance	24,000	9,144	20,048	175
Military Personnel - PCS	186	1,700	1,508	831
Other	1,079	2,500	2,880	0
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>44,844</b>	<b>206,541</b>	<b>45,714</b>	<b>14,532</b>
<b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>				
Military Construction	0	0	0	0
Family Housing - Operations	0	0	0	0
Environmental	0	0	0	0
Operation & Maintenance	0	0	0	0
Other	0	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>SAVINGS:</u></b>				
Military Construction	0	0	0	0
Family Housing - Construction	0	0	0	0
- Operations	0	0	0	0
Operation & Maintenance	425	438	450	10,147
Military Personnel	0	9,127	9,041	21,938
Other	318	318	318	318
Civilian ES	0	0	0	0
Military ES	0	-626	0	-702
<b>TOTAL SAVINGS</b>	<b>743</b>	<b>9,883</b>	<b>9,809</b>	<b>32,403</b>
<b><u>NET IMPLEMENTATION COSTS:</u></b>				
Military Construction	19,579	155,560	10,720	12,800
Family Housing - Construction	0	0	230	0
- Operations	0	0	0	0
Environmental	0	37,637	10,328	726
Operation & Maintenance	23,575	8,706	19,598	-9,972
Military Personnel - PCS	186	-7,427	-7,533	-21,107
Other	761	2,182	2,562	-318
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>44,101</b>	<b>196,658</b>	<b>35,905</b>	<b>-17,871</b>

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/NORTON AFB, CA**  
**(DOLLARS IN THOUSANDS)**

<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1994</b>	<b>FY 1995</b>	<b>TOTAL FY 90 - 95</b>
Military Construction	10,200	0	208,859
Family Housing - Construction	0	0	230
- Operations	0	0	0
Environmental	3,227	0	51,918
Operation & Maintenance	4,682	0	58,049
Military Personnel - PCS	6,800	0	11,025
Other	0	0	6,459
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>24,909</b>	<b>0</b>	<b>336,540</b>

**FUNDED OUTSIDE OF THE ACCOUNT:**

Military Construction	0	0	0
Family Housing - Operations	0	0	0
Environmental	0	0	0
Operation & Maintenance	0	0	0
Other	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>0</b>

**SAVINGS:**

Military Construction	0	0	0
Family Housing - Construction	0	0	0
- Operations	0	0	0
Operation & Maintenance	37,142	40,534	89,136
Military Personnel	42,167	50,990	133,263
Other	318	318	1,908
Civilian ES	-815	-815	-815
Military ES	-1,478	-1,479	-1,479
<b>TOTAL SAVINGS</b>	<b>79,627</b>	<b>91,842</b>	<b>224,307</b>

**NET IMPLEMENTATION COSTS:**

Military Construction	10,200	0	208,859
Family Housing - Construction	0	0	230
- Operations	0	0	0
Environmental	3,227	0	51,918
Operation & Maintenance	-32,460	-40,534	-31,087
Military Personnel - PCS	-35,367	-50,990	-122,238
Other	-318	-318	4,551
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>-54,718</b>	<b>-91,842</b>	<b>112,233</b>

## BASE REALIGNMENT AND CLOSURE PACKAGE DESCRIPTION

### U.S. Air Force/Norton Air Force Base, California

**Closure Package:** Closing Norton AFB involves deactivating the 63 Military Airlift Wing (20 C-141s) and relocating numerous tenants to other bases. The 445 Military Airlift Wing (AFRES, 16 C-141s), the Aerospace Audiovisual Service, the 1400 Military Airlift Squadron (4 C-12s and 4 C-21s), the Air Force Audit Agency, the regional warehousing operation of the Army and Air Force Exchange Service (AAFES), and several smaller units will move to March AFB, CA. As recommended by the 1991 Base Closure Commission, 45 of the Air Force Audit Agency's manpower authorizations have moved to the National Capitol Region. One military airlift squadron (12 C-141s) will move to McChord AFB, WA. The Air Force Inspection and Safety Center will move to Kirtland AFB, NM. Detachment 42, Air Force Logistics Command will move to McClellan AFB, CA. The Ballistic Missile Organization (BMO) will transition to a stand alone organization in a separate cantonment area along with the Norton AFB family housing. These relocations were scheduled to begin in FY 1991 and will be completed by FY 1994/3. Norton AFB is scheduled to close 31 Mar 94. Actions to support these relocations and closure of the base include:

1. Moving force structure and personnel.
2. Completing the disposal Environmental Impact Analysis Process, community reuse plans, and environmental compliance and restoration.
3. Transition the base to civilian control and ownership.

### One Time Implementations Costs:

#### Military Construction:

<u>Location</u>	<u>Project Title</u>	<u>Fiscal Year of Award</u>	<u>Amount (\$000)</u>
<u>FY 1994</u>			
Norton AFB	Alter BMO Cantonment Area	1994	10,200

Family Housing Construction: N/A.

Conjunctively-Funded Construction: N/A.

Family Housing Construction: Includes one time cost to convert quarters for senior

officers at Kirtland AFB.

Family Housing Operations: N/A.

Environmental Compliance and Restoration: Environmental compliance actions will include: Resource Conservation and Recovery Act facility investigations and corrective actions; underground storage tank testing and removal; polychlorinated biphenyl removal; and asbestos mitigation. There are currently 22 sites identified under the Norton AFB Installation Restoration Program. The sites consist of landfills, spill sites, fire training areas, fuel storage areas, buildings where solvents, paints, and cleaners were used, and a purported low level radioactive bunker. The base was listed on the National Priorities List in 1987. The required Interagency (Federal Facilities) Agreement (IAG) was signed on 22 June 1989. Investigation and cleanup of these sites are being done using the process outlined in the IAG and the National Contingency Plan. The Remedial Investigation to identify the nature and extent of contamination is currently underway and should be completed in FY 1993. The Feasibility Study to determine the most appropriate method of cleanup is also scheduled for FY 1993. The majority of the remedial actions should be installed in the FY 1994 time frame. Long term operations and monitoring are expected to be required for at least ten years after remedial actions are installed, but such activities are not expected to interfere with most reuse options. Where property transfers are not possible due to pending cleanup, access to most facilities for reuse could be allowed through interim leases.

Operation and Maintenance: Includes one time communications costs, civilian severance pay, civilian permanent change of station costs, transportation of things, TDY expenses, purchased equipment maintenance, other purchased services, other expenses, supplies and equipment, utilities and rent, and caretaker costs. The FY 1994/1995 costs are summarized as:

<u>Expense</u>	<u>FY 1994</u>	<u>FY 1995</u>
Civilian Personnel	3.960	0.000
Travel	0.050	0.000
Purchase Equipment Maintenance	0.067	0.000
Other Services	0.100	0.000
Caretaker	0.505	0.000

Other Procurement: N/A

Revenues From Land Sales: The previous AF estimate of \$100.0 Million in FY 95 from the sale of real property has been revised to \$0 reflecting a more realistic assessment of potential sales revenue.

Savings: Savings identified are generated by no longer operating the installation. They are included for display purposes only and will be realized in other Air Force accounts.

**Norton AFB, California Package**  
**FY 1994 Forms 1391 (Military Construction Project Data)**

1. COMPONENT		FY 1994 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
AIR FORCE					
3. INSTALLATION AND LOCATION			4. PROJECT TITLE		
NORTON AIR FORCE BASE, CALIFORNIA			BASE CLOSURE-CONVERT TO ACQUITISION MGT FAC (REV)		
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST(\$000)		
9.12.12	610-286	SCEY933050	10,200		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
BASE CLOSURE-CONVERT TO ACQUITISION MGT FAC (REV)		SF	84,000	85	7,140
SUPPORTING FACILITIES					1,680
UTILITIES/DEMOLITION/SITE IMPROVEMENT		LS			( 510)
UPGRADE HVAC SYSTEM		LS			( 730)
MISC RECREATION FAC		SF	7,600	15	( 115)
MISC OUTDOOR REC FACILITIES		LS			( 75)
PEDESTRIAN OVERPASS		EA	1	50,000	( 50)
ASBESTOS REMOVAL		LS			( 200)
SUBTOTAL					8,820
CONTINGENCY (10%)					882
TOTAL CONTRACT COST					9,702
SUPERVISION, INSPECTION AND OVERHEAD (6%)					582
TOTAL REQUEST					10,284
TOTAL REQUEST (ROUNDED)					10,200
10. Description of Proposed Construction: Convert warehouse into an acquisition management facility; provide walls, floor systems, insulation, utility systems, lights, floor coverings, suspended ceilings, HVAC, special access and secure computer areas. Convert storage building into a weight and exercise facility. Provide outdoor recreation facilities. Provide fencing, utilities, pedestrian overpass, site work as required. Air Conditioning: 250 Tons.					
11. REQUIREMENT: 407,024 SF ADEQUATE: 234,199 SF SUBSTANDARD: 108,463 SF PROJECT: Provide facilities to support the beddown of the Ballistic Missile Organization (BMO) in a cantonment area at Norton AFB, CA. REQUIREMENT: The Base Closure and Realignment Act of 1989 provides for closure of Norton AFB, and for BMO to remain in place. BMO manages development and acquisition of intercontinental ballistic missile (ICBM) programs including missile systems, sub systems, and advanced ballistic reentry vehicles for joint service application. CURRENT SITUATION: BMO is presently situated on Norton AFB in two main building complexes separated by approximately one half mile. The buildings projected for use to accomodate displaced BMO functions into a cantonment area include an administrative facility with a malfunctioning air conditioning system and a warehouse facility presently unsuitable for use as an acquisition management facility. IMPACT IF NOT PROVIDED: BMO cannot accomplish its mission without adequate facilities and support. ADDITIONAL: Funding is to be provided from the Base Closure Account. There is no criteria/scope for this project in Part II of Military Handbook 1190, "Facility Planning and Design Guide".					

1. COMPONENT	FY 1994 MILITARY CONSTRUCTION PROJECT DATA (computer generated)	2. DATE
AIR FORCE		
3. INSTALLATION AND LOCATION		
NORTON AIR FORCE BASE, CALIFORNIA		
4. PROJECT TITLE	5. PROJECT NUMBER	
BASE CLOSURE-CONVERT TO ACQUISITION MGT FAC (REV)	SCEY933050	
12. SUPPLEMENTAL DATA:		
a. Estimated Design Data:		
(1) Status:		
(a) Date Design Started	91 OCT 01	
(b) Percent Complete as of Jan 93	25%	
(c) Date 35% Designed	92 JAN 31	
(d) Date Design Complete	93 SEP 30	
(2) Basis:		
(a) Standard or Definitive Design -	NO	
(b) Where Design Was Most Recently Used -	N/A	
(3) Total Cost (c) = (a) + (b) or (d) + (e): (\$000)		
(a) Production of Plans and Specifications	650	
(b) All Other Design Costs	250	
(c) Total	900	
(d) Contract	750	
(e) In-house	150	
(4) Construction Start	93 DEC	
b. Equipment associated with this project will be provided from other appropriations: N/A		

**U.S. Air Force Program Management**

**Base Realignment and Closure Detail**



**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/PROGRAM MANAGEMENT**  
**(DOLLARS IN THOUSANDS)**

<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1990</b>	<b>FY 1991</b>	<b>FY 1992</b>	<b>FY 1993</b>
Military Construction	31,548	50	0	0
-Family Housing - Construction	0	0	0	0
- Operations	0	0	0	0
Environmental	0	4,693	8,507	0
Operation & Maintenance	17,051	7,600	11,867	1,609
Military Personnel - PCS	0	0	0	0
Other	171	0	0	0
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>48,770</b>	<b>12,343</b>	<b>20,374</b>	<b>1,609</b>
<b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>				
Military Construction	0	0	0	0
Family Housing - Operations	0	0	0	0
Environmental	21,300	0	0	0
Operation & Maintenance	0	0	0	0
Other	0	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>21,300</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>SAVINGS:</u></b>				
Military Construction	0	1,600	50,300	50,300
Family Housing - Construction	12,600	16,900	0	0
- Operations	0	0	0	0
Operation & Maintenance	0	0	0	0
Military Personnel	0	0	0	0
Other	0	0	0	0
Civilian ES	0	0	0	0
Military ES	0	0	0	0
<b>TOTAL SAVINGS</b>	<b>12,600</b>	<b>18,500</b>	<b>50,300</b>	<b>50,300</b>
<b><u>NET IMPLEMENTATION COSTS:</u></b>				
Military Construction	31,548	-1,550	-50,300	-50,300
Family Housing - Construction	-12,600	-16,900	0	0
- Operations	0	0	0	0
Environmental	0	4,693	8,507	0
Operation & Maintenance	17,051	7,600	11,867	1,609
Military Personnel - PCS	0	0	0	0
Other	171	0	0	0
Homeowners Assistance Program	0	0	0	0
Revenues from Land Sales (-)	0	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>36,170</b>	<b>-6,157</b>	<b>-29,926</b>	<b>-48,691</b>

EXHIBIT BC-02

**BASE REALIGNMENT AND CLOSURE ACCOUNT - PART I**  
**USAF/PROGRAM MANAGEMENT**  
**(DOLLARS IN THOUSANDS)**

			TOTAL
<b>ONE TIME IMPLEMENTATION COSTS:</b>	<b>FY 1994</b>	<b>FY 1995</b>	<b>FY 90 - 95</b>
Military Construction	0	0	31,598
Family Housing - Construction	0	0	0
- Operations	0	0	0
Environmental	0	0	13,200
Operation & Maintenance	6,859	0	44,986
Military Personnel - PCS	0	0	0
Other	0	0	171
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	0	0	0
<b>TOTAL ONE-TIME COSTS</b>	<b>6,859</b>	<b>0</b>	<b>89,955</b>
 <b><u>FUNDED OUTSIDE OF THE ACCOUNT:</u></b>			
Military Construction	0	0	0
Family Housing - Operations	0	0	0
Environmental	0	0	21,300
Operation & Maintenance	0	0	0
Other	0	0	0
<b>TOTAL FUNDED OUTSIDE THE ACCOUNT</b>	<b>0</b>	<b>0</b>	<b>21,300</b>
 <b><u>SAVINGS:</u></b>			
Military Construction	50,300	50,300	202,800
Family Housing - Construction	0	0	29,500
- Operations	0	0	0
Operation & Maintenance	0	0	0
Military Personnel	0	0	0
Other	0	0	0
Civilian ES	0	0	0
Military ES	0	0	0
<b>TOTAL SAVINGS</b>	<b>50,300</b>	<b>50,300</b>	<b>232,300</b>
 <b><u>NET IMPLEMENTATION COSTS:</u></b>			
Military Construction	-50,300	-50,300	-171,202
Family Housing - Construction	0	0	-29,500
- Operations	0	0	0
Environmental	0	0	13,200
Operation & Maintenance	6,859	0	44,986
Military Personnel - PCS	0	0	0
Other	0	0	171
Homeowners Assistance Program	0	0	0
Revenues from Land Sales (-)	0	0	0
<b>NET IMPLEMENTATION COSTS</b>	<b>-43,441</b>	<b>-50,300</b>	<b>-142,345</b>

EXHIBIT BC-02

## BASE REALIGNMENT AND CLOSURE PACKAGE DESCRIPTION

### U.S. Air Force/Program Management

**Closure Package:** This exhibit displays overall one-time implementation costs which are not categorized by closure base. These costs include Headquarters USAF management costs and military construction planning and design expenses. This program provides for expenses necessary for the operation, maintenance, and administration required to deactivate active programs as a result of Base Realignment and Closure decisions.

**One Time Implementations Costs:** Costs generated by the 1991 Base Closure Commission's changes will be funded from the Base Closure Account Part II. The unaffected actions are displayed below.

**Military Construction:** N/A.

**Conjunctively-Funded Construction:** N/A.

**Family Housing Construction:** N/A.

**Family Housing Operations:** N/A.

**Operations and Maintenance:** Includes one time management costs in the areas of civilian personnel pay and TDY expenses. Civilian personnel costs are related to hire of personnel to manage the construction, environmental, and real property disposal programs for each disposal package. The FY 1994/1995 funding is summarized as:

<b><u>Expense</u></b>	<b><u>FY 1994</u></b>	<b><u>FY 1995</u></b>
Civilian Personnel	5.044	0.000
Travel	0.360	0.000
Purchase Equipment Maintenance	1.295	0.000
Other Services	0.160	0.000

**Environmental Compliance and Restoration:** N/A

**Other Procurement:** N/A.

**Revenues From Land Sales:** N/A.

**Savings:** Savings identified are generated by no longer operating the installation. They are included for display purposes only and will be realized in other Air Force accounts.